

REDEVELOPMENT PLAN  
for the  
DOWNTOWN TORRANCE REDEVELOPMENT PROJECT

Adopted by Ordinance No. 2912

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PROPOSED  
REDEVELOPMENT PLAN  
FOR THE  
DOWNTOWN TORRANCE REDEVELOPMENT PROJECT

I.       [§ 100]       INTRODUCTION

The Redevelopment Plan ("Plan") for the Downtown Torrance Redevelopment Project ("Project") consists of the Text and the Redevelopment Plan Map ("Map"). This Plan has been prepared by the Torrance Redevelopment Agency ("Agency") pursuant to the Community Redevelopment Law of the State of California ("Redevelopment Law"), the United States Constitution, the California Constitution, and all applicable local laws and ordinances. The California Community Redevelopment Law is located in the California Health and Safety Code, Section 33000, et. Seq.

II.       [§ 200]       PROJECT AREA BOUNDARY

The boundary of the Downtown Torrance Redevelopment Project area ("project area") is illustrated on the Map. The legal description of the boundary of the Project area is as follows:

That certain real property in the City of Torrance, County of Los Angeles, State of California, described as follows:

Beginning at the intersection of the northerly line of the first alley north of Torrance Boulevard with the westerly line of Cota Avenue; thence easterly along said northerly line to the northeasterly line of the first alley lying southwesterly of Sartori Avenue; thence southeasterly along said-northeasterly line to the northerly line of Torrance Boulevard; thence easterly and northeasterly along said northerly line to the centerline of Llewellyn Avenue; thence southeasterly along a prolongation of said centerline to the southeasterly line of Torrance Boulevard; thence southwesterly along said southeasterly line to the northerly line of 212th Street; thence easterly along said northerly line to the northerly prolongation of the easterly line of the first alley east of Torrance Boulevard; thence southerly along said northerly prolongation and the easterly line of said alley to the northerly line of 213th Street; thence easterly along said northerly line to the southeasterly line of Bow Avenue; thence southwesterly along the prolongation of said southeasterly line to the southerly line of 213th Street; thence easterly

along said southerly line to the easterly line of Bow Avenue; thence southwesterly and southerly along said easterly line of Bow Avenue to the northerly prolongation of the easterly line of Border Avenue; thence southerly along said easterly line to the easterly prolongation of the southerly line of Lot 4, Block 18 of the Torrance Tract; thence westerly along said southerly line to the westerly line of the first alley westerly of Border Avenue; thence northerly along said westerly line to the southerly line of the first alley southerly of Carson Street; thence westerly along said southerly line to the westerly line of Arlington Avenue; thence northerly and northwesterly along said westerly line to the southwesterly prolongation of the northwesterly line of the first alley northwesterly of Marcelina Avenue; thence northeasterly along said southwesterly prolongation and northwesterly line to the northeasterly line of the southwesterly 30' of Lot 18, Block 15 Torrance Tract; thence northwesterly along said northeasterly line and its northwesterly prolongation to the northwesterly line of the southeasterly El Dorada Avenue; thence northeasterly along said northwesterly line to the southwesterly line of Cravens Avenue; thence northwesterly along said southwesterly line to the southeasterly line of the northwesterly El Prado Avenue; thence southwesterly along said southeasterly line to the southeasterly prolongation of the southwesterly line of the first alley southwesterly of Cravens Avenue; thence northwesterly along said southeasterly prolongation and southwesterly line to the southerly line of the first alley south of Torrance Boulevard, thence westerly along said southerly line to the westerly line of Portola Avenue; thence northerly along said westerly line to the southerly line of Torrance Boulevard; thence westerly along said southerly line to the westerly line of Cota Avenue; thence northerly along said westerly line to the point of beginning.

The afpredescribed property includes portions of the Torrance Tract as per map recorded in Book 22, Pages 94 and 95, Tract No. 1427 as per map recorded in Book 22, Pages 82 and 83, Tract No. 2807 as per map recorded in Book 33, Page 100 and Tract No. 1684 as per map recorded in Book 25, Page 19, all being recorded in the Office of the County Recorder of said County.

### III. [§ 300] PROPOSED REDEVELOPMENT ACTIONS

#### A. [§ 301] General

The Agency proposes a comprehensive, coordinated and sequential process aimed at eliminating and preventing the conditions of physical, economic and social blight and at reestablishing the social, economic and physical stability of the Downtown area. The process, in general, will consist of:

- (1) Rehabilitation of residential, business and industrial structures and improvements by present owners, their successors, and the Agency. Owners and tenants within the Project will be extended preferences to remain or relocate within the Project. Businesses will be assisted in obtaining rehabilitation financing on reasonable terms.
- (2) Identifying buildings of historic significance and, to the extent practical, working with the owners and tenants so that such buildings may be protected, rehabilitated or restored.
- (3) Identifying and causing to be improved substandard structures, and removing such structures or uses which cannot be improved or made compatible with projected uses.
- (4) Establishing rehabilitation and new development opportunities which will be compatible with adjacent commercial, residential or industrial properties and which adhere to design and development controls established in accord with City objectives and in compliance with all aspects of the Torrance General Plan.
- (5) Providing opportunities for a variety of residential housing, with major consideration given to the provision of low and moderate income housing, by increasing overall densities within the Project area while maintaining the area's existing mixed land use character.
- (6) Providing adequate utilities, improving vehicular and pedestrian access and circulation, and installing other public improvements necessary to make the Downtown a viable living and shopping area.
- (7) Management of properties acquired by the Agency for purposes of removing substandard or incompatible uses or establishing new development opportunities.



- (7) Providing relocation assistance to persons, families and business owners and tenants who occupy properties acquired by the Agency.

B.     [§ 302]         Property Acquisition

1.     [§ 303]         Acquisition of Real Property

Except as specifically exempted herein, the Agency may acquire but is not required to acquire, any real property located in the Project Area, by gift, devise, exchange, purchase, eminent domain, or any other lawful method.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute the Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Project area.

No eminent domain proceeding to acquire property within the Project area shall be commenced after twelve (12) years following the date of adoption of the ordinance approving and adopting this Redevelopment Plan. Such time limitation may be extended only by amendment of this Redevelopment Plan.

To the extent permitted and in the manner required by law, the Agency may declare specific property within the Project area to be exempt from acquisition by eminent domain under this Plan. The Agency shall have no power of eminent domain as to property so designated, unless this Plan is thereafter amended to expressly make the property subject to acquisition by eminent domain.

The Agency shall not acquire interests in oil, gas, or other mineral or hydrocarbon substances of any kind or character within the Project area, except to preclude the right to explore for, produce or extract such substances through any opening or penetration for any purpose connected therewith within 500 feet from the surface of any property in the Project area.

The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless (1) such building requires structural alterations, improvement, modernization, or rehabilitation, or (2) the site or lot on which the building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the standards, restrictions and controls of the plan and the owner fails or refuses to participate in the Plan by

executing a participation agreement.

Except when property is acquired for public improvements, the Agency shall attempt to the greatest extent feasible, to obtain an owner participation Agreement or Disposition and Development Agreement before acquiring property for redevelopment.

2.       [§ 304]       Acquisition of Personal Property

Generally personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project area by any lawful means except eminent domain.

C.       [§ 305]       Participation by Owners and Tenants

1.       [§ 306]       Opportunities for Owner and Tenant Participation

The Agency shall extend preferences to persons who are engaged in business in the Project area, to reenter in business within the redevelopment area if they otherwise meet the requirements prescribed by the Plan. The Agency shall also extend preferences to other owners and tenants in the Project area if they otherwise meet the requirements prescribed by the Plan. The Agency is authorized to permit residential, industrial, commercial, institutional and semi-public owners and tenants, if they so desire, to purchase and develop or develop real property in the Project area.

The Agency is also authorized to permit persons who are owners of residential, industrial, commercial and other types of real property in the Project area to be given the opportunity to participate in redevelopment by rehabilitation, by retention of improvements; or by new development by retaining all or a portion of their properties, by acquiring adjacent or other properties from the Agency and purchasing other properties in the Project area.

If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants and to determine a solution by consideration of such factors as length of time in the area; accomodation of as many participants as possible; ability to perform; similar land use to similar land use; conformity with intent and purpose of this Plan.

In addition to opportunities for participation by individual persons and firms, participation to the extent it is feasible shall be available for two or more persons, firms or institutions, to join together in partnerships, corporations, or other joint entities.

Participation is desired in the redevelopment of the Project are by as many residential, industrial and commercial owners and tenants as possible.

Participation opportunities shall necessarily be subject to and limited by such factors as the expansion of public facilities; elimination and changing of land uses; realignment of streets; the ability of owners to finance acquisition and development in accordance with the Plan; any reduction in the total number of individual parcels in the Project area; and assembly and development of areas for public and/or private development in accordance with this Plan.

2.     [§ 307]         Rules for Participation Opportunities

The Agency shall promulgate rules for owner and tenant participation.

3.     [§ 308]         Participation Agreements

Each person desiring to become a participant must be willing to enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop, or use the property in conformance with the Plan and to be subject to the provisions hereof. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

In the event an owner-participant fails or refuses to rehabilitate or develop his real property pursuant to this Plan and a participation agreement as defined herein, the real property or any interest therein may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

Whether or not a participation enters into a participation agreement with the Agency the provisions of this Plan are applicable to all public and private property in the Project area.

4.     [§ 309]         Certificates of Conformance

As an alternative to requiring a participation agreement for each property not to be purchased or subject to Agency acquisition by eminent domain, the Agency is authorized to make determinations of those properties which conform to the Redevelopment Plan. If such a determination is made by the Agency, the Agency may issue a Certificate of Conformance to qualifying properties and such property will not be subject to acquisition by eminent domain under this Plan so long as the property continues to, conform to this Redevelopment Plan and to such further terms and conditions as the Agency may require as necessary or appropriate to carry out the Plan.

D.     [§ 310]         Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency

shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good. The Agency will seek the cooperation of all public bodies which own or intend to acquire property in the Project area. Any public body which owns or leases property in the Project area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Project area by a public body shall be subject to Agency approval.

The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements (within or outside of the Project area) to the extent permitted by law.

The Agency may pay to any taxing agency with territory located within the Project area, other than the City, any amounts of money which in the Agency's determination is appropriate to alleviate any financial burden or detriment caused to such taxing agency by the Project.

E.     [§ 311]         Property Management

During such time as property, if any, in the Project area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

The Agency may, but is not required, in any year during which towns property in the Project area pay from tax increments actually received by the Agency from the Project directly to all taxing agencies involved an amount that would have been received by each taxing agency had the property not been exempt by virtue of Agency ownership.

F.     [§ 312]         Relocation of Persons Displaced by the Project

1.     [§ 313]         Assistance in Finding Other Locations

The Agency shall assist all persons (including families, business concerns, and others) displaced by Agency acquisition of property in the Project area in finding other locations and facilities. In order to carry out the Project with a minimum or hardship to persons displaced from their homes, if any, the Agency shall assist individuals and families in finding housing that is decent, safe, sanitary, within their financial means, in reasonably convenient locations, and otherwise suitable to their needs.

2.     [§ 314]         Relocation Payments

The Agency shall pay all relocation payments required by law. In addition, the Agency may make any additional relocation payments which in the Agency's opinion may be reasonably necessary to carry out the purposes of this Plan. Such payments shall be subject to the availability of funds for such purpose.

G.     [§ 315]         Demolition, Clearance, Public Improvements, and Site Preparation

1.     [§ 316]         Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project area as necessary to carry out the purposes of this Plan.

2.     [§ 317]         Public Improvements, Public Facilities and Public Utilities

To the extent permitted and in the manner required by law, the Agency is authorized to install and construct or to cause to be installed and constructed the public improvements, public facilities, and public utilities (within or outside the Project area) necessary to carry out the Plan. Such improvements, facilities, and utilities include, but are not limited to, over or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, parks, plazas, playgrounds, telephone systems, motor vehicle, parking facilities, and landscaped areas.

Prior consent of the City Council is required for the Agency to develop sites for industrial or commercial use by providing such improvements which an owner or operator of the site would otherwise be obliged to provide.

3.     [§ 318]         Preparation of Building Sites

The Agency is authorized to prepare or cause to be prepared as building sites any real property in the Project area.

H.     [§ 319]         Rehabilitation, Conservation and Moving of Structures by the Agency

1.     [§ 320]         Rehabilitation and Conservation

It shall be the purpose of this Plan to allow for the retention of as many existing residences, industries and businesses as possible and to add to the economic life of these residences, industries and businesses by a program of voluntary participation in their conservation and rehabilitation. The Agency is

authorized to conduct a program of assistance to encourage owners of property within the area to upgrade and maintain their property consistent with the Plan and such standards as may be developed for the area.

The extent of rehabilitation in the Project area shall be subject to the following limitations:

- a. The rehabilitation of the structure must be compatible with land uses as provided for in this Plan;
- b. Rehabilitation and conservation activities on a structure must be carried out in an expeditious manner and in conformance with the requirements of this Plan and such Property Rehabilitation Standards as may be adopted by the Agency.
- c. The expansion of public improvements, facilities and utilities.
- d. The assembly and development of areas in accordance with this Plan.

The Agency is authorized to rehabilitate and conserve or cause to be rehabilitated and conserved buildings and structures in the Project area. The Agency is also authorized and directed to advise, encourage and assist in the rehabilitation and conservation of property in the Project area.

The Agency may adopt Property Rehabilitation Standards for the rehabilitation of properties in the Project area. Where there is a conflict between the building requirements set forth in this Plan and such Property Rehabilitation Standards as may be adopted, the Property Rehabilitation Standards shall prevail.

## 2. [§ 321] Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project area.

### I. [§322] Property Disposition and Development

#### 1. [§ 323] Real Property Disposition and Development

##### a. [§ 324] General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any

interest in real property. In the manner required and to the extent permitted by law, before any interest in real property of the Agency acquired in whole or in part, directly or indirectly, with tax increment moneys is sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease or disposition shall be first approved by the City Council after public hearing.

To the extent permitted by law, the Agency is authorized to dispose of real property by leases or sales by negotiation without public bidding.

No real or personal property of the Agency, or any interest therein, shall be sold or leased to a private person or private entity for an amount less than its fair value for uses in accordance with this Redevelopment Plan and the covenants and controls recorded against the property by the Agency.

All real property acquired by the Agency in the Project area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan. Real property may be conveyed by the Agency to the City or any other public body without charge.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this Plan.

All purchasers or lessees of property shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

During the period of development in the Project area, the Agency shall insure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project area is proceeding in accordance with development documents and time schedules.

Development plans, both public and private, shall be submitted to the Agency for approval and architectural review. All development must conform to this Plan and all applicable Federal, State and local laws.

b.      [§ 325]      Purchase and Development by Participants

Pursuant to the provisions of this Plan and the rules adopted by the Agency, the Agency shall to the greatest extent feasible offer real property acquired by the Agency for disposition and development by owner and tenant participants on a preference basis over other persons.

c.        [§ 326]        Purchase and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Project area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, religion, national origin, sex, marital status or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project area. All property sold, leased, conveyed, or subject to a participation agreement shall be made expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project area shall contain such nondiscrimination and nonsegregation clauses as are required by law. All deeds, leases or contracts for the sale, lease, sublease or other transfer of any land in the Redevelopment Project shall contain the nondiscrimination clauses prescribed in Section 33436 of the Health and Safety Code of the State of California.

d.        [§ 327]        Development of Publicly Owned  
Improvements

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop or construct any building, facility, structure or other improvement (either within or without the Project area) for itself or for any public body or entity.

The Agency may pay for install or construct the following facilities, and may acquire or pay for the land required therefor:



- 1) Multi-purpose neighborhood center (s)
- 2) Parking structure (s)
- 3) Senior Center

2.     [§ 328]         Personal Property Disposition

For the purposes of this Plan the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property.

J.     [§ 329]         Provision for Low and Moderate Income Housing

1.     [§ 330]         Definition of Terms

The terms "affordable rent", "replacement dwelling unit," "persons and families of low or moderate income" and "very low income households" as used in Section 329 through Section 336 shall have the meanings as defined by the Community Redevelopment Law and other State and local laws and regulations pertaining thereto.

2.     [§ 331]         Authority Generally

The Agency may, inside or outside the project area, acquire land, donate land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing within the City.

3.     [§ 332]         Replacement Housing

Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of the Project, the Agency shall, within four years of such destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable rents within the Project area and/or the City.

4.     [§ 333]           New or Rehabilitated Dwelling units Developed Within Project Area

At least thirty percent (30%) of all new or rehabilitated dwelling units developed within the Project area by the Agency shall be for persons and families of low or moderate income and of such thirty percent, not less than fifty percent (50%) thereof shall be for very low income households. At least fifteen percent (15%) of all new or rehabilitated units developed within the Project area by public or private entities or persons other than the Agency shall be for persons and families of low or moderate income and of such fifteen percent, not less than forty percent (40%) thereof shall be for very low income households. The percentage requirements set forth in this Section shall apply in the aggregate to housing in the Project area and not to each individual case of rehabilitation, development or construction of dwelling units.

The Agency shall require, by contract or other appropriate means, that whenever any low or moderate income housing units are developed within the Project area, such units shall be made available on a priority basis for rent or purchase, whichever the case may be, to persons and families of low and moderate income displaced by the project provided, however that failure to give such priority shall not affect the validity of title to the real property upon which such housing units have been developed.

5.     [§334]           Duration of Dwelling Unit Availability

The Agency shall require that the aggregate number of dwelling units rehabilitated, developed or constructed pursuant to Sections 332 and 333 shall remain for persons and families of low or moderate income and very low income households, respectively, for not less than the period set forth in Section 800 for the duration of this Plan.

6.     [§ 335]           Relocation Housing

If insufficient suitable housing units are available in the City for use by persons and families of low and moderate income, displaced by the Project, the Agency may, to the extent of that deficiency, direct or cause the development, rehabilitation or construction of housing units within the City, both inside and outside of the Project area.

7.     [§ 336]           Tax Increment Funds

Not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Section 502 shall be used by the Agency for the purposes of increasing and improving the City's supply of housing for persons and families of low or moderate income and very low income households unless one of the following findings is made:

- (1) That no need exists in the City, the Drovision of which would benefit the Project area to improve or increase the supply of housing for persons and families of low or moderate income or very low income households; or
- (2) That some stated percentage less than 20 percent of the taxes which are allocated to the Agency pursuant to Section 502 is sufficient to meet such housing need; or
- (3) That a substantial effort to meet low and moderate income housing needs in the City is being made and that this effort, including the obligation of funds currently available for the benefit of the city from state, local, and federal sources for low and moderate income housing alone or in combination with the taxes allocated under this Section, is equivalent in impact to the funds otherwise required to be set aside pursuant to this Section.

IV. [§ 400] USES PERMITTED IN THE PROJECT AREA

A. [§ 401] Map

The Map attached hereto illustrates the location of the Project boundary, major streets within the Project area, and the proposed land uses to be permitted in the Project for all land, public, semi-public and private.

B. [§ 402] Commercial

The area shown on the Map for Commercial uses shall be used for general commercial uses including but not limited to retail and wholesale sales and services; business and professional offices; restaurants and convenience food establishments; motels financial institutions; automotive and related sales and services entertainment; and related commercial uses customarily located in down town areas.

Compatible residential uses with appropriate parking may be permitted in any location on the second floor and above, subject to conformity with the requirements of the City's zoning ordinance or specific development standards adopted by the Agency.

C. [§ 403] Residential

The area shown on the Map for residential uses shall be used for multiple-family and single-family residences and related areas.

Land coverage, densities, building heights, and other development and/or use controls shall be in conformity with local codes and ordinances or specific development standards adopted by the Agency.

D. [§ 404] Public Uses

1. [§ 405] Rights-of-Way

As illustrated on the Map the major public streets in the Project area are Torrance Boulevard Cabrillo Avenue, Cravens Avenue and Carson Street.

Additional public streets, alleys, and easements may be created in the Project area as needed for proper development. Existing streets and alleys may be abandoned, closed or modified as necessary for proper development of the Project.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

2.     [§ 406]     Public, Semi-Public, Institutional, and Nonprofit Uses

In any area the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional, or nonprofit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious, and charitable institutions, and facilities of other similar associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable restrictions as are necessary to protect the development and use in the Project area.

E.     [§407]     Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project area for interim uses not in conformity with the uses permitted in this Plan.

F.     [§ 408]     Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project area. However, the owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Project area.

The Agency may authorize additions, alterations, repairs or other improvements in the Project area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency, such improvements would be compatible with surrounding and Project uses and development.

G.     [§ 409]     General Controls and Limitations

All real property in the Project area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

1.        [§ 410]        Construction

All construction in the Project area shall comply with all applicable State and local laws in effect from time to time, including without limitations, the Building, Electrical, Plumbing, Housing, Mechanical, Health and Sanitation, Public Health, Noise, Fire Prevention and Dangerous Chemicals Codes of the City.

In addition to applicable codes, ordinances, or other requirements governing development in the Project area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the project area.

2.        [§ 411]        Parking and Loading

Parking and loading areas shall be provided in a manner consistent with the requirements of the Torrance Municipal Code or development standards adopted for the project by the Agency.

3.        [§412]        Rehabilitation and Retention of Properties

Any existing structure within the Project area which the Agency shall approve for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects, and be attractive in appearance and not detrimental to the surrounding uses. Property Rehabilitation Standards for rehabilitation of existing buildings and site improvements may be established by the Agency.

4. [§413] Limitation on the Number of Buildings

The number of buildings in the Project area shall not exceed 300.

5. [§414] Approximate Number of Dwelling Units

It is intended that the approximate number of dwelling units in the Project area shall not be less than 400.

6. [§415] Limitation on Type, Size, and Height of Buildings

Except as set forth in other Sections of this Plan, the type, size, and height of buildings shall be as limited by the applicable Federal, State, and local statutes, ordinances and regulations.

7. [§ 416] Open Spaces, Landscaping, Light, Air, and Privacy

The approximate amount of open space to be provided in the Project area shall be determined by the development standards for the Project area and shall include the total of all areas which will be in public grounds, the space around buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Project area to ensure optimum use of living plant material.

In all areas, sufficient space shall be maintained between buildings to provide adequate light and air to the maximum extent feasible.

8. [§ 417] Signs

All signs shall conform to adopted sign ordinances or development standards for the project as they now exist or are hereafter amended. Design of all proposed new signs shall be submitted prior to installation to the Agency and/or City for review and approval pursuant to the procedures of this Plan.

9. [§ 418] Buildings of Historic Significance

Prior to any development, redevelopment or rehabilitation on any parcel within the Project area, the Agency shall determine whether any structure located on such parcel is of historic significance. To the extent practical, special consideration shall be given to the protection, rehabilitation or restoration of any structure determined to be historically significant.

10. [§ 419] Utilities

The Agency shall require that all utilities be placed underground whenever physically and economically feasible.

11. [§ 420] Incompatible Uses

No use or structure by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors which would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project area.

12. [§ 421] Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon race, color, creed, sex, marital status, religion, national origin, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project area.

13. [§ 422] Resubdivision of Parcels

No parcel in the Project area, including any parcel retained by a participant, shall be resubdivided without the approval of the Agency.

14. [§ 423] Variations

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions and controls established by this Plan. In order to permit such variation, the Agency must determine that:

- a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls.
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.
- d. Permitting a variation will not be contrary to the objectives of this Plan or of the General Plan of the City.



No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

H.     [§ 424]       Design for Development

As to development for which Agency funds are expended and within the limits, restrictions, and controls established in the Plan, the Agency, in consultation with the PAC and Planning Commission, is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project area.

I.       [§ 425]       Building Permits

No permit shall be issued for the construction of any new building or for any construction on an existing building in the Project area from the date of adoption of this Plan until the application for such permit has been processed in the manner herein provided and, in the case of property which is the subject of a disposition and development or participation agreement with the Agency and any other property in the discretion of the Agency Board, unless and until the application for such permit has been approved by the Agency Board. Any such permit that is issued must be in conformance with the provisions of this Plan.

Upon receipt of such an application for permit the Executive Director of the Agency shall be requested by the City to review the application to determine what affect, if any, the issuance thereof would have upon the Plan. Within twenty-five (25) days thereafter said Executive Director shall file with the City a written report setting forth his finding of fact. Said report shall include, but is not limited to, the following:

1. Whether the proposed improvements would be compatible with the standards and other requirements set forth in the Plan and
2. What modifications, if any, in the proposed improvements would be necessary in order to meet the requirements of the Plan; and
3. Whether the applicant has entered into an agreement with the Agency for the development of said improvements and submitted development plans to the Agency.

After receipt of said report, or if no report is submitted by the Executive Director within said 25-day period, the City may issue the permit with or without conditions provided, however that the City shall withhold the issuance of the permit if the Executive Director finds in said report that the proposed improvement does not meet the requirements of this Plan. Within five (5) days after allowing or withholding issuance of the permit the City shall notify by certified mail the applicant and the Executive Director of its decision.

The applicant may appeal the findings of the Executive Director to the Agency Board by filing a written notice of appeal within ten (10) days of receipt of the City notice. The Agency Board may at its option hear the appeal and affirm reverse or modify the findings of the Executive Director.

V.     [§ 500]           METHODS FOR FINANCING THE PROJECT

A.     [§501]           General Description of the Proposed Financing Methods

The Agency is authorized to finance this Project with financial assistance from the City, State of California, property tax increments, interest income, Agency bonds, or any other available source.

Advances and loans for survey and planning and for the operating capital for nominal administration of this Project have been and are to be provided by the City until adequate tax increments or other funds are available or sufficiently assured to repay the loans and to permit borrowing adequate working capital from sources other than the City. The City as it is able will also supply additional assistance through City loans and grants for various public facilities.

As available, gas tax funds from the State of California and the County of Los Angeles will be used for the street system. Also all or a portion of the parking may be installed through a parking authority or otherwise.

The Agency is authorized to issue bonds if appropriate and feasible in an amount sufficient to finance all or any part of the Project.

The Agency is authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness, may be paid from tax increments or any other funds available to the Agency.

B.     [§ 502]           Tax Increments

All taxes levied upon taxable property within the Project area each year by or for the benefit of that State of California, County of Los Angeles, City of Torrance, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Redevelopment Plan, shall be divided as follows:

1.     That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Redevelopment Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the

funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on said effective date); and

2. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Redevelopment Project. Unless and until the total assessed value of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.
3. That portion of tax revenues allocated to the Agency pursuant to paragraph (2) above which is attributable to increases in the rate of tax imposed for the benefit of any affected taxing agency which levy occurs after the tax year in which the ordinance adopting this Plan becomes effective, shall be allocated to such affected taxing agency to the extent taxing agency has elected in the manner required by law to receive such allocation.

The portion of taxes mentioned in paragraph (2) is hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

Taxes shall be allocated and paid to the Agency consistent with the provisions of this Plan only to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Redevelopment Project.

The number of dollars of taxes which may be divided and allocated to the Agency pursuant to California Health and Safety Code Section 33670 shall not exceed Ten Million Dollars (\$ 10,000,000) except by amendment of this Redevelopment Plan.

No loan, advance or indebtedness to be repaid from such allocations of taxes established or incurred by the Agency to finance in whole or in part the Redevelopment Project shall be established or incurred after twelve (12) years following the date of adoption of the ordinance approving and adopting this Redevelopment Plan. Such loan, advance or indebtedness may be repaid over a period of time longer than such time limit. Such time limitation may be extended only by amendment of this Redevelopment Plan.

The amount of bonded indebtedness, to be repaid in whole or in part from such allocation of taxes, which can be outstanding at one time shall not exceed Five Million Dollars (\$5,000,000), without an amendment of this Redevelopment Plan.

C.     [§ 503]         Other Loans and Grants

Any other loans, grants, guarantees or financial assistance from the United States or any other public or private source will be utilized if available as appropriate in carrying out the Project.

VI. [S 600] ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Action by the City shall include, but not be limited to, the following:

A. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project area. Such action by the City shall include the requirement of abandonment and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan.

B. Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project area.

C. Revision of zoning within the Project area to permit the land uses and development authorized by this Plan.

D. Performance of the above, and of all other functions and services relating to public-health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project area to be commenced and carried to completion without unnecessary delays.

E. The undertaking and completing of any other proceedings necessary to carry out the Project.

VII. [§ 700] ADMINISTRATION AND ENFORCEMENT OF THE PLAN

The administration and enforcement of this plan including the preparation and execution of any documents implementing this Plan shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project area may be enforced by such owners.

VIII. [§ 800] DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for 35 years from the date of adoption of this Plan by the City Council.

IX. [§ 900] PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Community Redevelopment Law or by any other procedure established by law.





**AMENDMENT NO. 1 TO THE  
TORRANCE DOWNTOWN REDEVELOPMENT PLAN**

1. Section 800 is amended to read as follows:

"Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for fifty (50) years from the date of adoption of the Plan by the City Council."

2. Section 502, paragraph 8, is amended to read as follows:

"The number of dollars of taxes which may be divided and allocated to the Agency pursuant to California Health and Safety Code Section 33670 shall not exceed Fifty (50) Million Dollars except by amendment of this Redevelopment Plan."

3. Section 502, paragraph 10, is amended to read as follows:

"The amount of bonded indebtedness, to be repaid in whole or in part from such allocation of taxes, which can be outstanding at one time shall not exceed Eighteen (18) Million Dollars, without an amendment of this Redevelopment Plan."

4. Section 303, paragraph 3, is amended to read as follows:

"No eminent domain proceeding to acquire property within the Project area shall be commenced after twelve (12) years following the date of adoption of the ordinance approving and adopting Amendment No.1 to this Redevelopment Plan. Such time limitation may be extended only by amendment of this Redevelopment Plan."

5. Section 502, paragraph 9, is amended to read as follows:

"No loan, advance or indebtedness to be repaid from such allocations of taxes established or incurred by the Agency to finance in whole or in part the Redevelopment Project shall be established or incurred after twenty (20) years following the date of adoption of the ordinance approving and adopting this Redevelopment Plan. Such loan, advance or indebtedness may be repaid over a period of time longer than such time limit. Such time limitation may be extended only by amendment of this Redevelopment Plan."